25 Westfield Court, Dalton HD5 9JE

75% SHARED OWNERSHIP
£160,000

THIS CHARMING TWO BEDROOM SEMI DETACHED BUNGALOW BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOVINGLY MAINTAINED GARDENS AND AN ALLOCATED PARKING SPACE.

LEASEHOLD 999 YEARS - EXPIRES 3000 - MONTHLY CHARGES £131.34 / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a partially glazed Upvc door into a welcoming hallway which has ample space for removing coats and shoes. Doors lead to the kitchen, living room, two bedrooms, shower room and a cupboard provides storage for household items.

KITCHEN 11′6″ max x 8′3″ max

Positioned at the front of the property is the kitchen which is fitted with grey wall and base units, complementary work surfaces and a composite sink and drainer with mixer tap over. The kitchen benefits from a integrated electric oven with four ring induction hob, extractor fan over, plumbing for a washing machine and dishwasher, space for a slimline fridge freezer and a tumble dryer if required. A large window looks out onto the pretty front garden and allows the room to be flooded with natural light. A door leads through to the entrance hallway.

LIVING ROOM 11′11″ max x 10′5″ max

This spacious reception room has ample room for living room furniture. The focal point of the room is a wall mounted electric fire. Glazed bi fold doors open to the conservatory and a door leads back through to the entrance hallway.

CONSERVATORY 8'5" max x 7'9" max

Having recently been fitted with a heat guarded polycarbonate roof and flooded with natural light offering a pleasant view over the rear garden, this versatile room could lend itself to a formal dining space or home office if desired.

BEDROOM ONE 12'11" max x 8'3" max

Located to the rear of the property is this good size double bedroom which benefits from fitted wardrobes and has space for freestanding bedroom furniture. A large window has pleasant views out to the rear garden and a door leads through to the hallway.

BEDROOM TWO 10′4″ max x 6′6″ max to sliding wardrobe

This bright small double bedroom has an integrated wardrobe and a bank of sliding wardrobes. A window overlooks the front lawn and a door leads through to the hallway.

SHOWER ROOM 8′6″ max x 4′9″ max

This attractive shower room features a three piece suite comprising of a double walk in shower with a glass door, a vanity hand wash basin with mixer tap over and a low level W.C. The room is partially tiled, has a towel radiator, vinyl flooring underfoot and a rear facing obscure glazed window. A door leads through to the hallway.

REAR GARDEN

To the rear of the property is a lovingly maintained garden which offers a range of spaces to enjoy. A good sized patio area offers entertaining space for Al fresco dining, lawns with room for garden furniture and to the rear of the garden a rockery and space for a timber outbuilding.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a lawn garden with flower bed borders, mature shrubs and space for decorative pots and planters.

There is a designated parking space adjacent from the property and visitor parking.

SHARED OWNERSHIP INFORMATION
https://www.gov.uk/shared-ownership-scheme/who-can-apply

(Please view for guidance on buyers guidelines)

***MATERIAL INFORMATION**
TENURE:
Shared Ownership / Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 1st January 2001
Years remaining - 973

ADDITIONAL COSTS:
£1576.08 - Annual service charge
(PER MONTH - Standard Assurent Rent £112.55 - Eligible Service Charge £18.18 - Ground Rent £0.61)

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property / There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

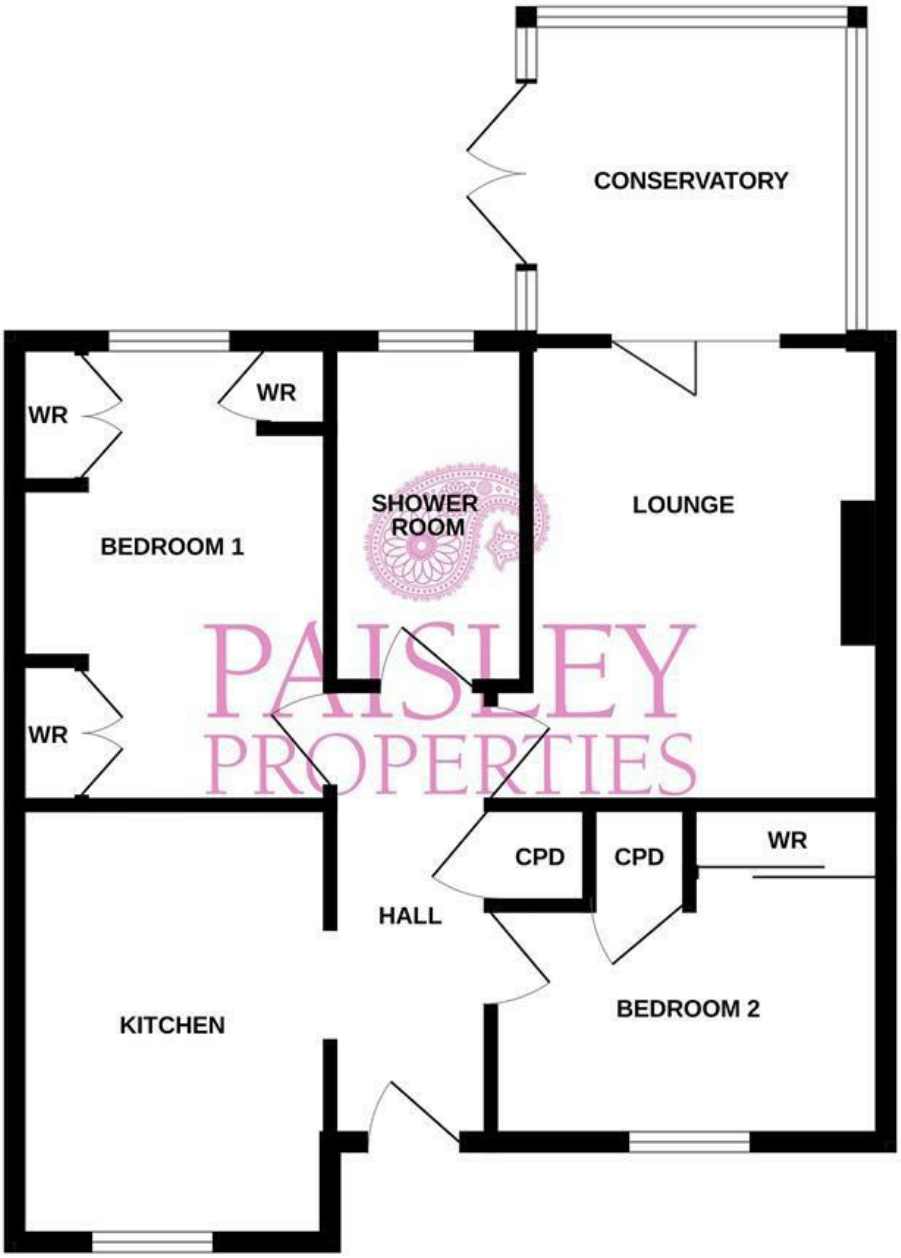
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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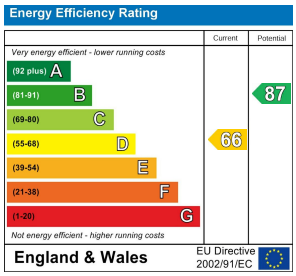

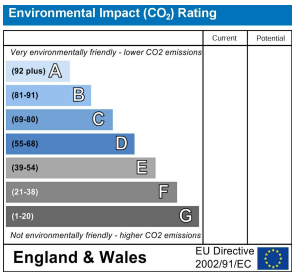

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